

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-HTF/1168
(for 1st Deferment)

- Applicant** : First Champion Limited represented by R-riches Property Consultants Limited
- Site** : Various Lots in D.D.125 and Adjoining Government Land (GL), Ha Tsuen, Yuen Long, New Territories
- Site Area** : About 41,569m² (including GL of about 5,568m², or 13%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plans and Zonings** : (i) “Green Belt” (about 99.98%) on approved Ha Tsuen Fringe Outline Zoning Plan (OZP) No. S/YL-HTF/12
- (ii) Area shown as ‘Road’ (about 0.02%)¹ on approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2
- Application** : Proposed Temporary Open Storage of Construction Materials, Construction Machineries and Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond and Excavation of Land

1. Background

On 8.2.2024, the applicant sought planning permission for proposed temporary open storage of construction materials, construction machineries and vehicles with ancillary facilities for a period of three years and associated filling of land and pond and excavation of land at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 27.3.2024, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow time for preparation of further information (FI) to address departmental comments (**Appendix I**).

¹ Regarded as minor boundary adjustment allowed under the covering Notes of the OZPs.

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first deferment as the justification for deferment meets the criteria as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.
- 3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed a period of two months for preparation of submission of FI, and no further deferment would be granted unless under very special circumstances.

4. Decision Sought

The Committee is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the application will be submitted to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 27.3.2024 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
APRIL 2024**